



### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		86
(69 to 80) <b>C</b>	73	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		83
(69 to 80) <b>C</b>	70	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

## Lyndhurst Drive, Hornchurch

### £475,000

- FOUR BEDROOMS
- MID TERRACE HOUSE
- DORMA LOFT & SINGLE REAR EXTENSIONS
- THREE BATHROOMS
- TWO RECEPTION ROOMS
- GARDEN APPROX 80FT
- APPROX 0.6 MILES TO STATION
- OFF STREET PARKING



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## GROUND FLOOR

### Front Entrance

Via composite door with fixed double glazed obscure leaded window panels and two uPVC framed double glazed fixed obscure window panels to front.

### Hallway

Understairs storage cupboard, radiator to side, hardwood flooring.

### Reception Room One

12' 4" x 11' 9" (3.77m x 3.58m) Coving to ceiling, uPVC framed double glazed fixed and casement window with leaded opening fanlights to front aspect, radiator to side, fitted carpet.

### Reception Room Two

11' 10" x 11' 5" (3.60m x 3.48m) Radiator to side, feature fireplace, fitted carpet.

### Kitchen / Diner

18' 1" x 9' 2" (5.50m x 2.80m) Two lantern skylight windows to ceiling, inset spotlights to ceiling, uPVC framed double glazed fixed and casement window with opening fanlight to rear aspect, range of matching wall and base units, laminate work surface, one and half bowl inset sink and drainer with extendable chrome mixer tap, integrated oven, five ringed electric hob, extractor hood, integrated dishwasher, integrated washing machine, space for free standing fridge freezer, mosaic tiled splash backs, Karndeian flooring, set of uPVC framed French doors with double glazed window panels opening to rear garden and ground floor bathroom.

### Ground Floor Shower Room

Comprising low level flush WC, hand wash basin, shower cubicle, radiator to side, mosaic tiled splash backs, Karndeian flooring.

## FIRST FLOOR

### Landing - First Floor

Inset spotlights to ceiling, fitted carpet, stairs to:



### Bedroom Two

11' 10" x 11' 8" (3.60m x 3.55m) into fitted wardrobe, uPVC framed double glazed fixed and casement bay window with leaded opening fanlights to front aspect, radiator to front, fitted wardrobe, fitted carpet.

### Bedroom Three

11' 10" x 11' 3" (3.60m x 3.44m) into fitted wardrobe, uPVC framed double glazed fixed and casement window with opening fanlight to rear aspect, radiator to side, fitted wardrobe, fitted carpet.

### Bedroom Four

7' 11" x 7' 3" (2.42m x 2.20m) uPVC framed double glazed fixed and casement window with leaded opening fanlight to front aspect, radiator to side, fitted carpet.

### Bathroom

7' 6" x 5' 7" (2.28m x 1.70m) Inset spotlights to ceiling, uPVC framed double glazed opaque fixed window with opening fanlight to rear aspect, low level flush WC, hand wash basin, panelled bath with shower attachment, separate shower, radiator to side, tiled splash backs, fitted carpet.

## SECOND FLOOR

### Landing - Second Floor

Inset spotlight to ceiling, fitted carpet, stairs to:

### Bedroom One

15' 3" x 12' 6" (4.65m x 3.80m) > 10' 6" (3.20m) into fitted wardrobes, inset spotlights to ceiling, two skylight windows to front ceiling, uPVC framed double glazed fixed and casement window with opening fanlight to rear aspect, radiator to rear, storage cupboard in eaves to front aspect, fitted wardrobes, fitted carpet.

### Ensuite Bathroom

Comprising inset spotlights to ceiling, uPVC framed double glazed opaque fixed window with opening fanlight to rear aspect, low level flush WC, hand wash basin with chrome mixer tap, shower cubicle, radiator to side, tiled splash backs, fitted carpet.

## EXTERIOR

### Rear Garden

Approximately 80ft x 18ft Immediate raised decking area, small patio area, gravelled area to rear with two timber sheds and one plastic shed, various bush and plant borders, remainder laid to lawn.

### Front Exterior

Fully paved for off street parking.

